## LAKE VIEW PLAZA

504 E Centerton Blvd, Centerton, AR 72719





#### PROPERTY DESCRIPTION

Prime retail spaces available in Lake View Plaza, a multi-tenant building that was recently built in 2020 and has a diverse group of tenants. Situated right of Centerton Blvd, it sees approx. 28,000 VPD. The City of Centerton is quickly growing, with a new Walmart Supercenter planned to be built right down the street, making this an excellent location to grow and expand your business! NNN Lease with landlord paying water and tenant paying electric and gas.

#### PROPERTY HIGHLIGHTS

• Suites Available: 566: +/- 1,000 SF; 568: +/- 2,000SF

· Lease Type: NNN

VPD: 28,000

· New Walmart planned to be built down the road

· Diverse group of tenants

#### **OFFERING SUMMARY**

Lease Rate:	\$18.50 - 19.50 SF/yr (NNN)
Available SF:	1,000 - 2,000 SF
Building Size:	15,211 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,451	16,819	28,356
Total Population	10,181	48,632	77,940
Average HH Income	\$117,231	\$133,691	\$132,729

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#### SALMONSEN GROUP

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### **LEASE INFORMATION**

Lease Type:NNNLease Term:NegotiableTotal Space:1,000 - 2,000 SFLease Rate:\$18.50 - \$19.50 SF/yr

### **AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
504 E Centerton Blvd. Suite 566	Available	1,000 SF	NNN	\$19.50 SF/yr	-
504 E Centerton Blvd. Suite 568	Available	2,000 SF	NNN	\$18.50 SF/yr	-

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### **OFFICE FOR LEASE**

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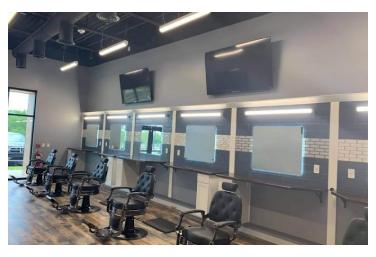












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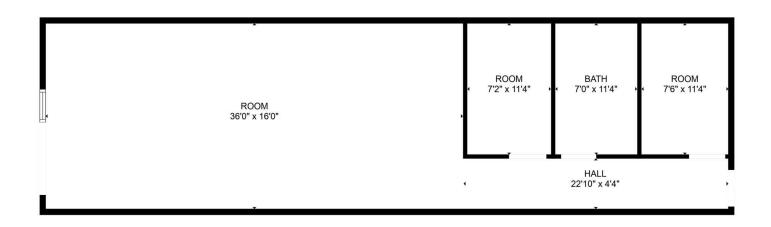
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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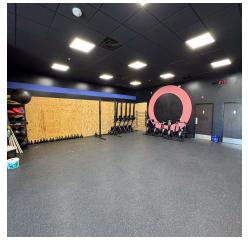
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# SUITE 568 PHOTOS

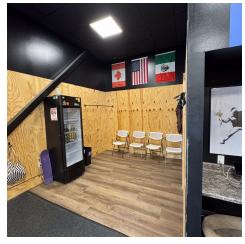
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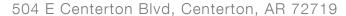


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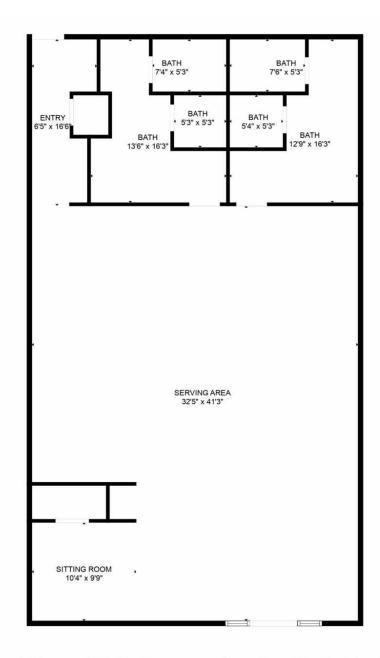
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# SUITE 568 FLOOR PLAN







# **Suite 568: +/- 2,000 SF**

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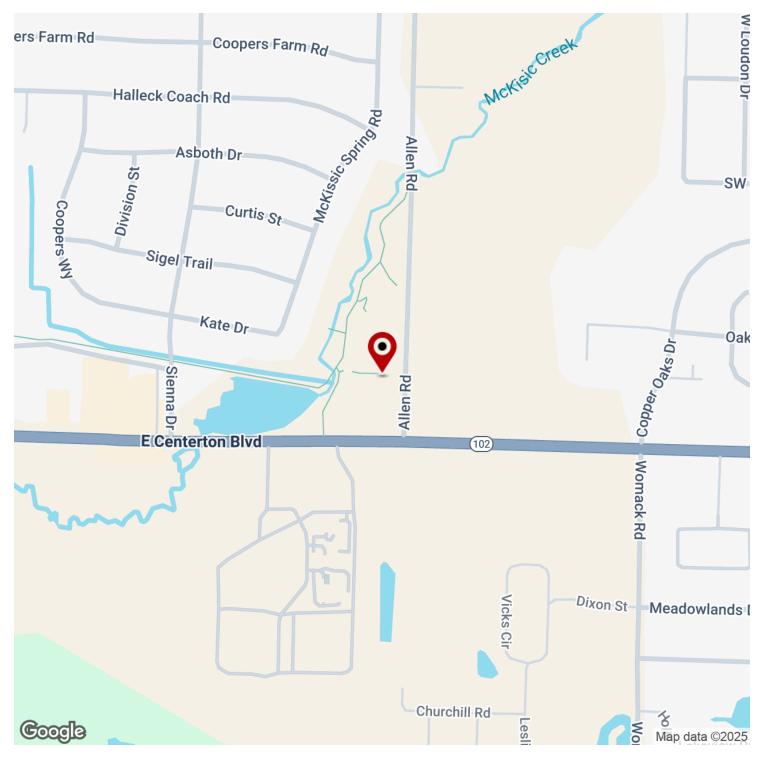
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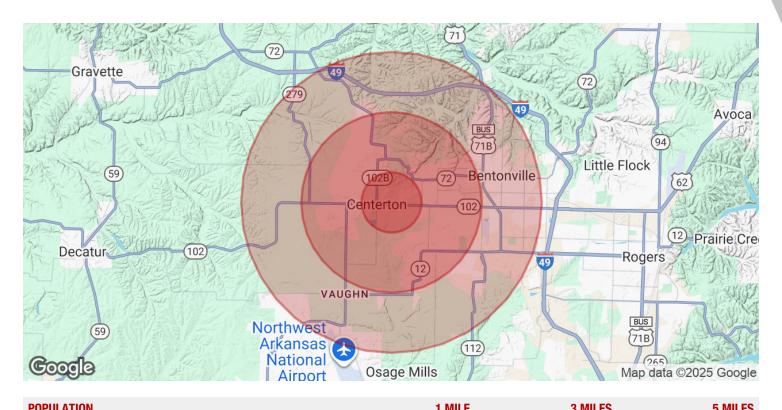
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PUPULATION	IWILE	3 WILES	5 MILES
Total Population	10,181	48,632	77,940
Average Age	32	33	34
Average Age (Male)	31	32	33
Average Age (Female)	32	34	35
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,451	16,819	28,356
# of Persons per HH	3	2.9	2.7
Average HH Income	\$117,231	\$133,691	\$132,729
Average House Value	\$330,323	\$368,221	\$394,401
Demographics data derived from AlphaMap			

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